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THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.801

AMARAVATI, TUESDAY , OCTOBER 9, 2018

G.692

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

NELLORE MUNICIPAL CORPORATION-TOWN PLANNING-CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE FOR THE SITE TO AN EXTENT OF 2387.64 SQ.MTS IN SY.NO.1198/1 OF NELLORE, BIT-2 LOCATED AT KRISHNAPATNAM ROAD, AKUTHOTA, HARIJANAWADA, NELLORE APPLIED BY SRI ANUMALASETTY KISHORE & SMT. ANUMALASETTY VIJAYA.

[Memo No.660136/M2/2017, Municipal Administration & Urban Development (M) Department, 09th October, 2018]

NOTIFICATION

The following Draft variation of the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Nellore Municipal Corporation / Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site located in Sy.No.1198/1 of Nellore, Bit-2 located at Krishnapatnam road, Akuthota, Harijanawada, Nellore admeasuring to an extent of 2387.64 Sq.mts.(as on ground). The boundaries of which are given in the schedule below, which was earmarked for Residential land use in the General Town Planning Scheme (Master Plan) Nellore Municipal Corporation sanctioned G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now proposed to be designated as Commercial land use by variation of change of land use in the revised part proposed land use Map of GTP No.3/2018/NUDA and which is available in the office of the Nellore Municipal Corporation, subject to the following conditions:-

1. the applicant shall handover the site affected in road widening to the local body through registered gift deed with free of cost
2. the applicant shall pay the development / conversion charges to the Nellore Municipal Corporation / Nellore Urban Development Authority, as the case may be.
3. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ Nellore Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : Krishnapatnam Road
East : Land in Sy.No.1198/1 & Kondareddy A.Sravan Kumar
South : Land belongs to A.Satyanarayana & Venkata
Narasimha Rao in Sy.No.1198/1
West : Land belongs to Amara Sri Ramulu Setty in Sy.No.1198/1

R KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT